



GRASSROOTS
REALTY GROUP

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3924 56A
Camrose, Alberta

MLS # A2336346



\$289,000

Division:	Parkview		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,179 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	29
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s)		

Inclusions: Sheds

Welcome to Liberty Village, a quiet and welcoming cul-de-sac community where friendly neighbours and a peaceful setting make it easy to feel at home (NO HOA, NO CONDO FEES, NO COMMUNITY RESTRICTIONS!). This bright, zero-step end-unit offers comfortable main-floor living with plenty of natural light and thoughtful accessibility features. Large windows bring sunshine throughout the home, while the spacious layout provides room for both everyday living and entertaining. The main floor features a generous kitchen with oak cabinetry, a bright front living and dining area, plus a versatile rear bonus room overlooking the deck. Complete with a wet bar, this space is perfect for hosting friends and family. The spacious primary bedroom offers ample closet space, with two bathrooms and convenient main-floor laundry completing the level. A ramp, raised toilet and shower grab bars provide added accessibility and peace of mind. Downstairs, the partially finished basement offers two additional bedrooms, a 3-piece bathroom and abundant storage, providing plenty of flexibility for guests, hobbies or a home office. Outside, the pie-shaped lot offers more yard space than many neighbouring properties, along with a large deck for relaxing or entertaining. Three storage sheds provide excellent additional storage, while the low-maintenance vinyl rear fence adds privacy. A single attached garage with direct entry and a convenient side entrance complete the package. Enjoy being steps from scenic walking trails through a wooded valley and close to recreation facilities and community gardens. With its peaceful location, accessible design, generous layout and wonderful neighbours, this is a home where you can settle in, connect with the community and truly enjoy the lifestyle.

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